

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, APRIL 12, 2012

Presiding: Mayor Glenn W. Dalling
Meeting Convened at 6:30 p.m.
Prayer: Lamont Merrill
Pledge of Allegiance

Present: Mayor Dalling; Sharon L. Bell, Clerk; Marcie A. Smith, Treasurer; Councilmembers Bruce King, Lamont Merrill, Vaun Waddell and Burch Drake; Steve Hawkes, Planning & Zoning Commission; Joe Law, Standard Journal; Mark Balzen; Mason Balzen; Harold Harris; Arlynn Jacobson; Zach Belnap; James Hansen; Kaden Sanderson; and Chris Andrews.

The Mayor asked if there were any corrections to the minutes of the regular meeting held on March 22, 2012. Each councilmember had a copy of said minutes prior to the meeting. It was moved by Councilmember Drake and seconded by Councilmember Waddell to accept said minutes; motion carried.

Marcie presented the March reconciliation reports for the General Fund. It was moved by Councilmember Waddell and seconded by Councilmember Merrill to accept the March reconciliation reports for the General fund; motion carried. Marcie presented the March reconciliation reports for the Utility Fund. It was moved by Councilmember Merrill and seconded by Councilmember Waddell to accept the March reconciliation reports for the Utility Fund; motion carried.

Marcie presented the current bills in the amount of \$44,649.05. It was moved by Councilmember Waddell and seconded by Councilmember Drake to pay the current bills, together with all regular April bills that have not yet been received; motion carried.

SET BUDGET DATES: Marcie reported the following budget dates for the 2013 budget: July 26, review proposed budget; August 9, adopt tentative budget; August 23, 6:30 p.m., budget hearing and adopt 2013 budget; and September 13, adopt appropriations ordinance.

MOTION: It was moved by Councilmember Waddell and seconded by Councilmember King to approve the proposed budget dates; motion carried.

PLANNING & ZONING REPORT: P&Z Chairman Steve Hawkes addressed the council.

Fuzion Fitness and Dance sign permit: Steve reported that Sugar-Salem Junior High gave Marcel Parkinson their old sign and she wants to place it on her property, which is located between the railroad side track and Railroad Avenue, approximately 75 feet north of Center Street and out of the city easement on Railroad Avenue. The sign will direct persons to the Fuzion Fitness and Dance building. The commission approved the requested sign permit on April 5, 2012.

Councilmember Vaun Waddell disqualified himself and did not take part in the following discussion.

Recommendation on Sugar Shop (Vaun Waddell) Special Use Permit: Steve presented P&Z's written recommendation that the city council approve said Special Use Permit. A copy of said recommendation is attached hereto marked "Attachment 1."

6:50 p.m. Councilmember Waddell resumed his position at the council table.

Brad's Sinclair expansion: Steve reported that Brad Orme wants to expand his business. He filed an Application for Special Use Permit for Brad's Sinclair to build a one bay self serve car wash, one bay full serve hand car wash, one bay lube, a second floor office and one additional fuel pump which will tie into the existing system next door on the property located at 13 South Austin. P&Z set a public hearing on Thursday, May 3, 2012, at 7 p.m.

Private cemeteries in city and impact area: P&Z set a public hearing on private cemeteries in the city and impact area (proposed zoning district [land use] changes) on Thursday, May 3, 2012, at 7:15 p.m.

Recommendation on East Parkway Corridor: The commission recommended that the council not accept Madison County's recommendation for the East Parkway Corridor to run along Digger Drive. A copy of the commission's complete written recommendation is attached hereto marked "Attachment 2."

Sign ordinance draft: Steve presented a draft of the sign code dated March 10, 2012. He needs to make further changes to it but asked the council to review it and give their input before the final recommendation. Councilmembers are to contact Steve individually on changes they would like.

DISCUSSION/POSSIBLE DECISION ON P&Z RECOMMENDATION ON SUGAR SHOP (VAUN WADDELL) SPECIAL USE PERMIT: Councilmember Waddell disqualified himself, did not take part in the following discussion, and did not vote on the special use permit application. Discussion was had.

MOTION: It was moved by Councilmember Merrill and seconded by Councilmember King to approve the Planning and Zoning Commission's recommendation to approve the special use permit to allow the building located at 9 West Center to be converted into a bakery and café; motion carried.

7:15 p.m. Councilmember Waddell resumed his position at the council table.

EAST PARKWAY CORRIDOR: The mayor would like to invite the head engineers from Keller Associates to come and talk with us about the East Parkway Corridor at the next city council meeting on April 26. The Planning and Zoning Commission will also be invited.

CHURCH SERVICE PROJECT: Chris Andrews addressed the council regarding another church service project to help the city on the evening of May 30, 2012, similar to the one that was done last year. They have about 750 volunteers to help make the city more beautiful and functional. What they want from the city is a detailed outline of how many people they need for various projects and where the specific projects are located, plus organized supervisors and supplies needed for the different projects. They would like details two weeks prior to the project. The mayor requested a meeting with Mr. Andrews in the next week or so to discuss the matter

further.

AERIAL PHOTO OF CITY: The mayor reported that Mayor Woodland of Rexburg enlisted someone to do an aerial photo of the city and would like us to join and have one done for Sugar City and its impact area. It will cost between \$1,000 and \$1,200. Our last one was done in 2002. Discussion was had.

MOTION: It was moved by Councilmember King and seconded by Councilmember Waddell to authorize the expenditure of \$1,000 to \$1,200 for an aerial photo of Sugar City and its impact area; motion carried.

DISCUSSION OF LOT BY MAYORS' PARK: The mayor reported that according to Alliance Title (Todd Davis), Mike Rawson's property to the north is 8 feet into the city lot and we would need to move the lot to the south. John Barnes, who did the survey, will meet with Alliance Title and come up with a solution. If we don't get an agreement with the title company, we will need to move the white fence and the water line 8 feet to the south, and then Lamont Merrill has to decide if he is still interested in purchasing the lot. The mayor will meet with the surveyor and the title company to get the final decision on the property lines.

WATER ACQUISITION UPDATE – DEQ STUDY: The mayor reminded the council that when we were trying to get water for Toscano we had a water study done for the city by Forsgren Associates that cost \$20,000. The plan was to divide the cost of this study between the three main developers: Old Farm Estates, Toscano and the Calaway (now River Bend Ranch) property. He reported that City Engineer Dick Dyer, unbeknown to us, applied for a water study partially funded by DEQ. It is a \$25,000 grant with a match of \$25,000 for the city. Randy Johnson of Forsgren Associates said that DEQ has regulations that they have to be involved with any study of water and that any study previously done is not valid without their approval. It was the consensus of the council not to proceed with the DEQ water study at this time.

MOODY CREEK WATER REQUEST: Moody Creek wants the city to pay part of the cost of installing a water line to their building. It will cost about \$50,000 to run an 8-inch water line to the business. They think because they have paid taxes for ten years and "haven't got one benefit from it," that the city ought to give them a credit. They have paid taxes since 2001 and LID charges equaling \$13,525.36 (see "Attachment 3"). They are hooked to the sewer system but want to be hooked to the water-delivery system. They have had the benefit of the sewer system for many years. Points to be discussed with Moody Creek are as follows: (1) sewer flow meter needed; (2) cleanliness of water dumped; (3) their responsibility for the line until it connects with the city main line; and (4) how much city water they need.

7TH EAST (DIGGER DRIVE) ROAD PROJECT: The mayor said we are about ready to make a recommendation to put a 2-inch overlay on Digger Drive and to make no other changes. We might have a little grant money left that could legally be used to blend the corner of Digger Drive into 3rd South. If we can come up with \$60,000, we could put a two-foot flat curb along the school property and repair the asphalt on 3rd South down to Pine Avenue. .

DEPARTMENT REPORTS:

COUNCILMEMBER KING:

U.S. Highway 20: Bruce presented a handout showing that U.S. 20 is an east-

west route, the longest highway in America.

COUNCILMEMBER MERRILL:

LEPC: Lamont said at the meeting they discussed the health of Madison County. It was reported that the amount of snowfall in the mountains is 75% of normal.

COUNCILMEMBER WADDELL:

Application for a fun run: Vaun reported that a young woman contacted him about having a 5K run in Sugar City in May, two weeks before the Teton Dam Marathon. This is for the Miss Idaho Pageant. Her platform is fitness and her motto is run for life. Vaun recommended that we allow her to do it. The city would have responsibility to mark the route and get some police support.

Easter Egg Hunt: Vaun reported a successful Easter Egg Hunt.

COUNCILMEMBER DRAKE:

3rd South street restoration: Burch reported that crack fill has been done, and chip seal needs to be done on 3rd South if we can find financing for the project. He presented a list of suggestions for 3rd South street restoration. He is fully supportive of putting the two-foot ribbon curb along the school property and repairing the asphalt on 3rd South to Pine Avenue if we can find financing.

Grants: Burch reported that Steve and Dorothy Bowen are looking for recreation grants for the city and will get back to him.

MAYOR'S BUSINESS:

Detour due to repairs on 2nd East north of Great Scott's: The mayor reported that Rexburg plans to repair the road from Great Scott's corner north on 2nd East and to detour traffic through Sugar City. The project will begin in May and last at least two weeks.

Meeting adjourned at 9:00 p.m.

Signed: _____
Glenn W. Dalling, Mayor

Attested: _____
Sharon L. Bell, Clerk

12 April 2012

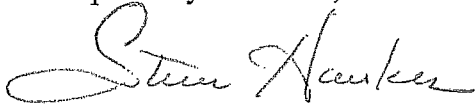
To the City Council of Sugar City:

The Planning and Zoning Commission held a public hearing on 5 April 2012 regarding an Application for Special Use Permit by Sugar Shop c/o Vaun Waddell to use an existing building as a bakery (allowed in CD zone without a special use permit) and café (which requires a special use permit). The property is located at 9 West Center.

Mr. Waddell presented what the business, Sugar Shop, would be selling day to day. Two community members spoke in favor of the proposal for this new business. No one spoke against the proposal.

During our regular planning and zoning meeting the commissioners discussed the Sugar Shop proposal. After some discussion a motion was made to recommend to the City Council to approve said Special Use Permit and allow the Sugar Shop.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Steve Hawkes".

Steve Hawkes
Chair, Sugar City Planning and Zoning Commission

12 April 2012

To the City Council of Sugar City;

The Planning and Zoning Commissioners held a discussion regarding the East Parkway Corridor. We recommend to the city council the following.

The commission recommends to not accept Madison County's decision for the East Parkway Corridor to run along Digger Drive. In our long term planning for growth in the City of Sugar City, we all recommend that the East Parkway Corridor to be built along the west side of the Teton Island Canal to Highway 33.

None of us wish the Parkway to be constructed through the middle of the fields east of our current city boundaries. We see either an additional school or residential homes being built on the east side of Sugar City in the future. If the said road were to be built down the middle of the fields an adequate size school could not be built nor would constructing residential homes on both sides of this roadway be advantageous to having a proper functioning parkway.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Steve Hawkes".

Steve Hawkes
Chair, Sugar City Planning and Zoning Commission

MOODY CREEK PRODUCE
Value times Levy > 2001-2012

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Value	\$388,440.00	\$388,440.00	\$388,440.00	\$388,440.00	\$388,440.00	\$388,440.00	\$388,440.00	\$519,140.00	\$521,454.00	\$521,454.00	\$521,454.00	\$582,790.00
Levy	0.003733126	0.00232107	0.002056411	0.002161033	0.002135329	0.002664964	0.002375327	0.002238391	0.0022020266	0.002286745	0.002344656	not yet set
Tax Amount	\$1,450.10	\$901.60	\$798.79	\$839.43	\$829.45	\$1,035.18	\$922.67	\$1,162.04	\$1,148.59	\$1,192.43	\$1,222.63	

*Levy rate is the Sugar City Taxing District levy only.

MOODY CREEK PRODUCE

PROPERTY TAXES:

2001	\$1,450.10
2002	\$901.60
2003	\$798.79
2004	\$839.43
2005	\$829.45
2006	\$1,035.18
2007	\$922.67
2008	\$1,162.04
2009	\$1,148.59
2010	\$1,192.43
2011	\$1,222.63
LID CHARGES	\$1,628.76
LID CHARGES	\$393.69

\$13,525.36